

# Planning profile for accommodation with care for older people

**Runnymede Borough**

Published October 2025



## Extra care housing

### Need for extra care housing in the Runnymede Borough area

Based on the [2022-based sub-national population projections](#) published by the ONS on 24 June 2025, the future need for extra care housing (as defined in Surrey County Council's Planning Guidance) is set out below for 2025, 2030 and 2035:

Year	75+ population projection	Affordable need (10 per 1,000 75+)	Market need (35 per 1,000 75+)	Total need (45 per 1,000 75+)
2025	8,416	84	295	379
2030	8,904	89	312	401
2035	9,677	97	339	435

As at 1 April 2025, the following extra care housing settings were either open or with full planning permission in the Runnymede Borough area to help meet this need:

Setting name	Status	Postcode	Tenure	No. of units
Audley Coopers Hill	Operational	TW20 0YU	Market	128
Augustus House	Operational	GU25 4BB	Market	59
The Sandars	Operational	TW20 8TD	Market	79
Homewood Grove	Operational	KT16 0AG	Market	116

Based on this level of recognised provision, the gap in meeting current and future needs for extra care housing are set out as follows:

Year	Affordable Projected (oversupply)/ need for additional units	Market Projected (oversupply)/ need for additional units	Total Projected oversupply)/ need for additional units
2025	84	(87)	(3)
2030	89	(70)	19
2035	97	(43)	54

As stated in the Planning Guidance for Accommodation with Care for Older People, Surrey County Council's Right Homes Right Support Strategy is highly ambitious in increasing the availability of affordable extra care housing. In consideration of this strategic shift the affordable need figures should be regarded as conservative.

## Residential and nursing care homes

### Calculated need for residential care home provision in the Runnymede Borough area, up to 2035

As of 1 April 2025:

- The Runnymede Borough area had a supply of 263 residential care home beds against a 75+ population of 8,416. This provides a prevalence rate of 31.25 beds per 1,000 of the 75+ population.
- In comparison, England had a supply of 204,293 residential care home beds against a 75+ population of 5,573,643. This provides a prevalence rate of 36.65 beds per 1,000 of the 75+ population.

This means that the current amount of residential care provision in the Runnymede Borough area is slightly lower than the England average.

The table below sets out the future local need for additional residential care home beds in 2030 and 2035, based on the operational provision in April 2025 and with adjustments for the future delivery of affordable extra care housing in Surrey:

Year	Runnymede 75+ population	No. of beds to reflect England ratio in 2025	Reduction due to delivery of new affordable extra care housing	Projected (oversupply) / need for additional beds in Runnymede
2030	8,904	326	(28)	35
2035	9,677	355	(28)	64

As illustrated by the following table, the Runnymede Borough area has a higher prevalence rate of residential care provision in comparison to neighbouring authorities, with the exception of Elmbridge and Woking. This suggests that future market-led development in this area could lead to an influx of residents from other areas.

Neighbouring authority area	2025 prevalence rate	2030 Projected (oversupply) / need for additional beds	2035 Projected (oversupply) / need for additional beds
Elmbridge	54.41	(238)	(187)
Spelthorne	16.75	212	234
Surrey Heath	26.62	83	112
Woking	36.11	4	71
Windsor & Maidenhead	20.16	316	375

## Calculated need for nursing care home provision in the Runnymede Borough area, up to 2035

As of 1 April 2025:

- The Runnymede Borough area had a supply of 446 nursing care home beds against a 75+ population of 8,416. This provides a prevalence rate of 52.99 beds per 1,000 of the 75+ population.
- In comparison, England had a supply of 212,440 nursing care home beds against a 75+ population of 5,573,643. This provides a prevalence rate of 38.12 beds per 1,000 of the 75+ population.

This means that the current amount of nursing care home provision in the Runnymede Borough area is high in comparison to the England average.

The table below sets out the future local need for additional nursing care home beds in 2030 and 2035, based on the operational provision in April 2025:

Year	Runnymede 75+ population	No. of beds to reflect England ratio in 2025	Projected (oversupply) / need for additional beds in Runnymede
2030	8,904	339	(107)
2035	9,677	369	(77)

As illustrated by the following table, the Runnymede Borough area has a relatively high prevalence rate of nursing care provision in comparison to most of its neighbouring authorities (with the exception of Surrey Heath and Windsor & Maidenhead). This suggests that future market-led development in this area may lead to an influx of residents from other areas.

Neighbouring authority area	2025 prevalence rate	2030 Projected (oversupply) / need for additional beds	2035 Projected (oversupply) / need for additional beds
Elmbridge	43.39	(26)	26
Spelthorne	42.66	(33)	(10)
Surrey Heath	102.85	(639)	(602)
Woking	43.40	(23)	48
Windsor & Maidenhead	71.44	(478)	(416)